



STRIP RETAIL CENTER
Terrific Beachwear
3602-3608 Highway 17 South
North Myrtle Beach, SC. 29582

GENERAL SITE INFORMATION:

- Approximately 1.27 +/- Acres (Survey Attached)
- Approximately 267' Feet of Frontage on Highway 17 South
- Average Daily Traffic Count-41,400 (Source: SCDOT 2015)
- Identified as: TMS #156-03-44-006, PIN #39104010038, County of Horry, SC.
- Annual Real Estate Taxes 2016: \$13,006.99
- Median Decel Lane
- Outparcel to Center Anchored by Roses, Dollar General, Citi Trends, Goodwill, Honey Baked Ham

IMPROVEMENTS:

- Approximately 13,000 SF Building
- Currently Separated into 4 Separate Spaces- FULLY LEASED
 - 3602 = 1,200 SF
 - 3604 = 8,760 SF
 - 3606 = 1,500 SF
 - 3608 = 1,500 SF
- Potential to Subdivide into more units
- Concrete Block Building on Concrete Slab
- Three Curb Cuts onto Highway 17 Business
- Large Road Signage with Multiple faces

ZONING:

- Zoned Highway Commercial (HC), City of North Myrtle Beach, SC.

OFFERING:

- Fee Simple Sale at Nine Hundred Eighty Thousand Dollars (\$980,000)

CONTACT:

B.W. "Rusty" Helm / Ryan M. Earnest
Listing Agent

Keystone Commercial Realty, LLC, has prepared this document in order to market the sale/lease of the above assets. The information contained herein has been compiled from sources believed to be reliable, but is in no way warranted or guaranteed by Keystone. Anyone considering this real estate opportunity is specifically urged to perform his/her own investigation of the information contained herein.

608 16th Avenue North, Suite G * Myrtle Beach, SC 29577
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Wyndham Westwinds
 Seaclusion
 Windy Hill Dunes
 Ocean Towers
 Nautical Watch
 Water Pointe
 Sea Winds
 Beach Club
 Emerald Cove
 Beach Cove
 Ocean Sails
 Spinnaker
 Ocean Pier 3
 Emerald Cove
 Water Point II
 Ocean Pier 4
 Windy Hill
 Crescent Sands
 Blue Green
 Windy Shores II
 Tradewinds
 Ocean Pier I
 Beach Club II
 Windsong
 Beach Club 4
 Wind Crest
 Beach Club II



Subject →

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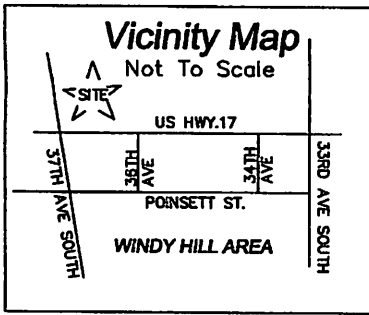
HIGH TRAFFIC COUNT





13,000 Sf Building



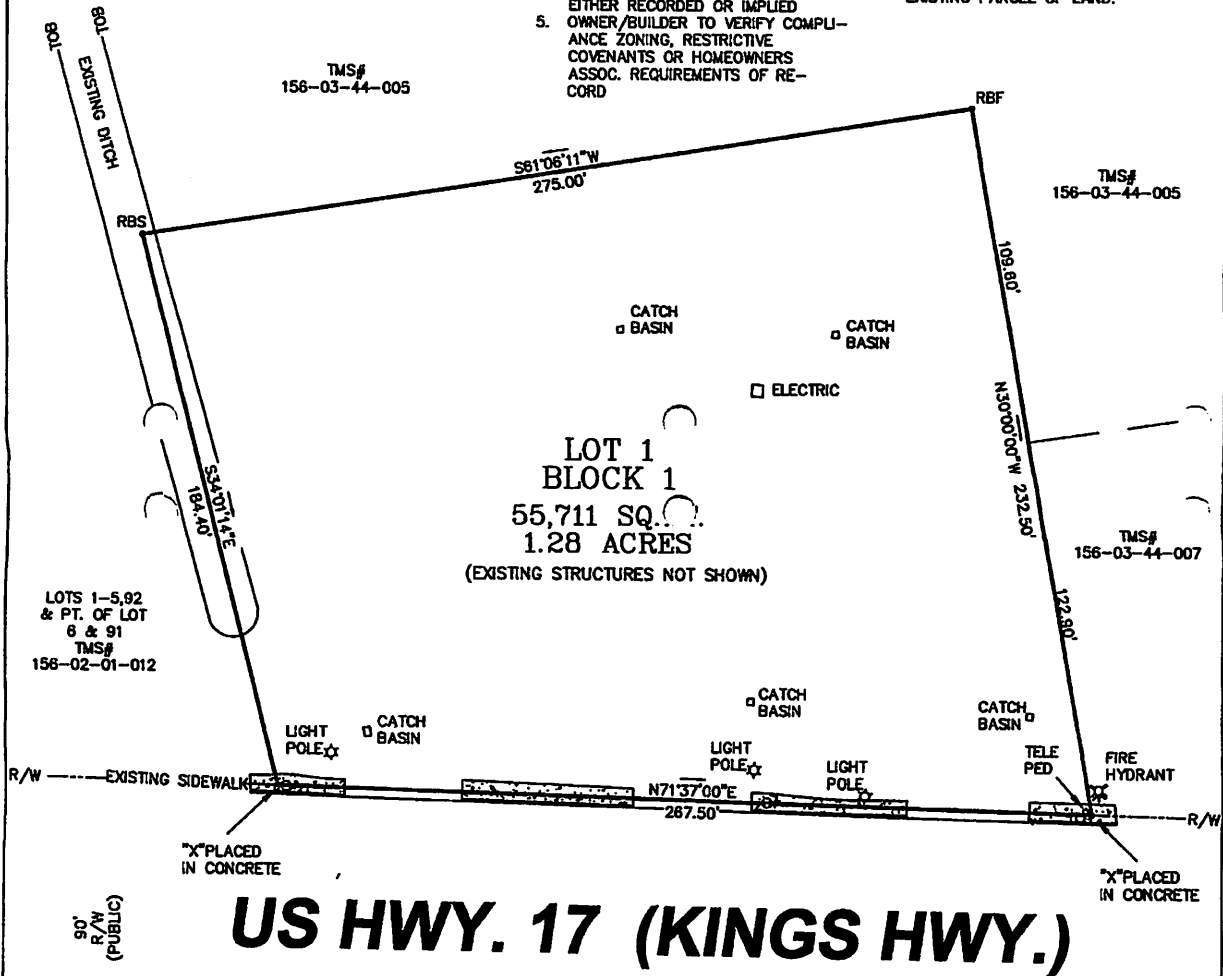


I hereby state to the best of my knowledge, information, and belief, the survey shown hereon was made in accordance with the requirements of the minimum standards manual for the practice of land surveying in South Carolina, and meets or exceeds the requirements for a Class "A" survey as specified therein; that there are no visible encroachments or projections other than shown; that the unadjusted ratio of precision is 1:10,000+; that this property is subject to any easements of record that may be shown on an up-to-date title search not furnished me this date; that the area was determined by the coordinate method of area calculation. Date: DECEMBER 15 2006

SIGNED *Harry F. Bruton*
 PROFESSIONAL LAND SURVEYOR
 HARRY F. BRUTON, PLS 24275

NOTES:

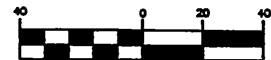
1. USGS HORIZONTAL MONUMENTATION FOUND WITHIN 2000 FEET OF SITE.
2. OTHER UTILITIES MAY EXIST, BUT THEIR LOCATIONS ARE NOT KNOWN.
3. SURVEY SUBJECT TO FULL TITLE SEARCH
4. THIS PROPERTY MAY BE SUBJECT TO RIGHT OF WAYS, EASEMENTS OR RESTRICTIONS EITHER RECORDED OR IMPLIED
5. OWNER/BUILDER TO VERIFY COMPLIANCE ZONING, RESTRICTIVE COVENANTS OR HOMEOWNERS ASSOC. REQUIREMENTS OF RECORD
6. AREA COMPUTED BY COORDINATE GEOMETRY
7. R/W = RIGHT OF WAY
8. OTF = OPEN TOP FOUND 1/2"
9. RBF = REBAR FOUND 5/8"
10. TOB = TOP OF BANK
11. EP = EDGE OF PAVEMENT
12. BOC = BACK-OF-CURB
13. TAX# 156-03-44-006
14. THIS IS A SURVEY OF AN EXISTING PARCEL OF LAND.



LOTS 1-5, 92 & PT. OF LOT 8 & 91
 TMS# 156-02-01-012

FLOOD NOTE:
 THE SUBJECT PROPERTY SHOWN HEREON LIES IN FLOOD ZONE "X" PER F.E.M.A. MAP #45051C0586 "H" DATED AUGUST 23, 1999.

GRAPHIC SCALE



(IN FEET)
 1 inch = 40 ft.

Harry F. Bruton & Associates
 Professional Land Surveying & Design

RESIDENTIAL & COMMERCIAL IN S.C.
 905-2 Sea Mountain Hwy.
 North Myrtle Beach, SC 29582

TOLL FREE 1 866 832-7700
 OFFICE (843) 281 - 8822
 FAX (843) 280 - 0920

A BOUNDARY RESURVEY

OF
 LOT 1, BLOCK 1
 WINDY HILL, SECTION

NORTH MYRTLE BEACH, HORRY CO., SOUTH CAROLINA
 SCALE 1"=40'
 THE PROPERTY OF 3602 S. HWY. 17, LLC.
 MAP REFERENCE IN BOOK 643 PAGE 41
 DEED REFERENCE IN BOOK 3031 PAGE 834
 JOB NO. 06394 ACAD: TERRIFIC BEACH/NEAR (W.HILL)



HARRY F. BRUTON
 S.C. REG.# 24275

